



License to Occupy - Patio

1

Proposal: Addition of South-Side Patio at 42 Main St East (Formerly King St)

- Addition of a seasonal side patio on the south side of the building at 42 Main St East.
- The patio will accommodate approximately 50 seasonal seats.
- The design and placement align with the existing Downtown OCP framework.
- The expanded seating area will help increase sales and support the sustainability of a year-round business.
- The patio operation will create 10 full-time seasonal job positions during the summer.
- The new patio will enhance the vibrancy and atmosphere of the downtown core, contributing to a more lively and engaging streetscape.

2

Community & Stakeholder Support

- **Unanimous approval** from the BIA.
- Strong neighbourhood support from the following businesses and organizations:
 - Up North Games
 - Mill on Main
 - Threshold Café
 - Zahara's Boutique
 - The Great Vine
 - Hudsons
 - Pub on the Docks
 - Wooden Penny
 - Muskoka Jewelry Design
 - Muskoka Lakes Veterinary Clinic
 - Soapstones
 - Coldwell Banker Thompson Real Estate
 - Aimee Sinclair Fitness
- Support also expressed by the **Huntsville Municipal Accommodation Tax Association**.

3

Design & Accessibility Features

- At-grade entry from Main Street, ensuring full accessibility to both the patio and the indoor seating area.
- Deck elevation will gradually increase as the patio extends toward the south end of the building.
- Construction materials will include wood framing paired with boutique-style metal fencing.
- Landscaping will feature native shrubs and Muskoka rock, with height increasing along the rising grade.
- Uniform, non-logo umbrellas in a single colour will be used.
- Tables and chairs will be upscale and neutral in tone to complement the streetscape.
- The existing *Group of Seven* mural will remain in place.
- Existing overhead lighting will remain mounted to the building.
- Opportunity exists to incorporate additional artwork or town-approved signage on the building façade thus enhancing the “Muskoka Moments” landscaping design
- The project will **not** impede or alter the appearance of the metal entry archway to “King St. road allowance” and the patio railing design will match the design cue.
- The project will also **not** impact or change the appearance of Donnie's broom installation.

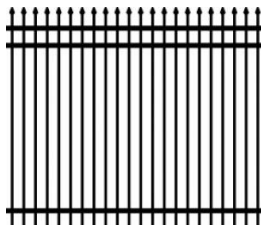
4

Drainage & Winter Maintenance

- The existing catch basin would not be affected and in fact by keeping the natural grade of the walkway next to the building the water would run under the deck structure thus providing continuous drainage
- Winter maintenance barriers would be installed in the form of Muskoka rock similar to the boulders acting as bollards in front of Canvas brewery – this is evident in our conceptual rendering
- The revised deck drawing shows an 18 inch green space between the deck and the existing walkway to place the rock, shrubs and flowers.

5

Proposed Look/Fencing



6

Existing Look



7

Materials

- The deck will be supported by helical piles, fully compliant with building code requirements.
- Helical piles offer the advantage of being easily removable compared to traditional concrete footings.
- The deck surface will be constructed using pressure-treated brown lumber, with annual maintenance planned to ensure longevity and appearance.
- Natural stone and rock sourced from local quarries will be incorporated into the design.
- Landscaping will feature native shrubs accented with locally sourced seasonal flowers.

8

Additional Points of Discussion

- A phased-in approach is not feasible due to the low margins in the restaurant industry. It is essential to establish strong cash flow from the outset, which requires maximizing seating capacity through both a sidewalk and side patio.
- The proposed layout is designed to support a long-term, successful business in the core of Huntsville. The first few years are considered “make-or-break,” making it critical to launch with all key revenue-generating components in place.

9

Alternative (Back Deck) – Not Feasible

- Relocating the kitchen to the rear of the building would require a complete redesign to enable guest access to washrooms and meet accessibility requirements.
- To fit the necessary commercial equipment, the kitchen would need to run along the south interior wall, significantly expanding its footprint and further cluttering up the visual look.
- The mechanical requirements for exhaust and return air in this location would prohibit the planned mural and exterior lighting on the south façade, eliminating important streetscape enhancements.

10

Huntsville

Explore Huntsville

Huntsville Municipal Accommodation Tax Association

kelly@explorehuntsville.ca | 705-788-5847

www.explorehuntsville.ca | www.huntsvillemat.com

November 18, 2025

Dear Mayor Alcock and Members of Council,

Re: Letter of Support – License of Occupation Application Seasonal Side Patio, 42 Main Street

On behalf of Explore Huntsville and the Huntsville Municipal Accommodation Tax Association (HMATA), I am pleased to offer our enthusiastic support for the proposed seasonal side patio at 42 Main Street as part of Le Bouchon's new French bistro and wine bar development.

As Huntsville's destination marketing organization, we work to promote our community as a premier four-season destination. A fundamental part of our appeal is our cottage country character — a relaxed, welcoming lifestyle that invites visitors and residents alike to slow down and savour the moment. Outdoor dining spaces, like the proposed patio, are essential to creating that downtown atmosphere. They animate our streetscape, encourage people to linger, and provide exactly the kind of authentic, unhurried experience that defines Huntsville and Muskoka.

Patios enhance downtown in ways that extend far beyond the individual businesses they serve. They create visual interest, foster social connection, and transform our main street into a genuine gathering place. For visitors choosing where to spend their tourism dollars, vibrant outdoor dining options are increasingly important decision-making factors.

A French bistro and wine bar of this calibre is precisely the type of culinary offering our downtown needs to strengthen Huntsville's position as a year-round destination. Quality dining experiences are a key component of our tourism product, and this establishment will complement our existing hospitality offerings while raising the bar for the entire community.

We fully support this application and believe the proposed patio will be a welcome addition to downtown Huntsville.

Sincerely,



Kelly Haywood

Executive Director, Explore Huntsville | Huntsville Municipal Accommodation Tax Association





Downtown Huntsville BIA

77 Main Street East, Side Entrance, Huntsville, ON P1H 2B9

Telephone: 705.789.1400 email: info@huntsvillebia.ca website: www.huntsvillebia.ca

To Whom It May Concern,

Re: Letter of Support for Patio Proposals – Le Bouchon Bistro & Wine at 42 Main Street East, Huntsville, Ontario P1H 2C7.

On behalf of the Downtown Huntsville Business Improvement Area (BIA), I am writing to express our strong support for the patio plans proposed by the team behind the new restaurant.

The owners have shared their vision and plans with the BIA, including a proposal to create a permanent patio on the side of the building and an additional temporary seasonal sidewalk patio in front of the space. We are encouraged by their proactive approach to enhancing both their property and the surrounding streetscape.

We believe these patios will contribute significantly to the vibrancy and appeal of our downtown core by:

- Activating currently underused space and making the street more welcoming.
- Encouraging pedestrian activity and increasing foot traffic.
- Supporting a strong, community-focused business environment.

The BIA is confident that this new establishment will be a positive addition to the downtown business community, and we are pleased to support their efforts to create a dynamic and engaging space for residents and visitors alike.

We hope that their patio applications will be reviewed favourably, and we encourage continued collaboration between Town staff and the business owners to ensure a safe and successful implementation.

Sincerely,

Christina Clarke

Chair

Downtown Huntsville BIA



BIA Board Patio Criteria Checklist Letter of Support

Please connect with the Downtown Huntsville BIA at info@huntsvillebia.ca or 705-789-1400 to complete the below form. Once the form has been completed, please attach it to your Sidewalk Use Application to the Town of Huntsville.

1. Would the patio material used fit well with the look and feel of surrounding patios on main street?

Yes or No

2. Would this patio location impact a clear path of travel?

Yes or No

- **“Clear path of Travel”** - Includes public outdoor sidewalks (or walkways) designed and constructed for pedestrian and wheelchair travel and are intended to serve a functional purpose and not to provide a recreational experience. These paths shall consider adjoining properties to provide a continuous path of travel along the public sidewalk.

4. Would a patio impact neighboring buildings?

Yes or No

5. Consideration: Does the patio design compliment the look and feel of downtown overall (matching Muskoka streetscape, black, natural materials?)

Yes or No

Using a rating scale of 1 (not comfortable) to 5 (very comfortable) - is the BIA Board comfortable supporting the temporary patio design?

Rating: 5

BIA Signature: Rachel Hunt

Neighbour Endorsement Form – Side Patio at 42 Main Street, Huntsville

I, David McLean
(name of business owner / representative),
of Soapstones Natural Skincare
(name of business), located at 54 Main St. E.
(address),

acknowledge that I have been informed of the proposed seasonal side patio at 42 Main Street, Huntsville, beside the planned French bistro and wine bar.

I understand that the patio will be located on town property and is subject to a License of Occupation through the Town of Huntsville.

Please check one:

- I support the installation of this side patio and believe it will be a positive addition to the downtown area.
 I do not support the installation of this side patio.

Signature: 

Name (printed): DAVID MCLEAN

Title/Position: President & Owner

Business Name: Soapstones Natural Skincare

Date: Nov. 19/25

Neighbour Endorsement Form – Side Patio at 42 Main Street, Huntsville

I, Michael Reijnen
(name of business owner / representative),
of Muskoka Jewellery Design
(name of business), located at 68 Main St E.
(address),

acknowledge that I have been informed of the proposed seasonal side patio at 42 Main Street, Huntsville, beside the planned French bistro and wine bar.

I understand that the patio will be located on town property and is subject to a License of Occupation through the Town of Huntsville.

Please check one:

I support the installation of this side patio and believe it will be a positive addition to the downtown area.

I do not support the installation of this side patio.

Signature: M Reijnen

Name (printed): Michael Reijnen

Title/Position: Owner

Business Name: Muskoka Jewellery Design

Date: November 19th/25

Neighbour Endorsement Form – Side Patio at 42 Main Street, Huntsville

I, WILL LOUGHEED
(name of business owner / representative),
of WOODEN PENNY
(name of business), located at 84 MAIN ST E
(address),

acknowledge that I have been informed of the proposed seasonal side patio at 42 Main Street, Huntsville, beside the planned French bistro and wine bar.

I understand that the patio will be located on town property and is subject to a License of Occupation through the Town of Huntsville.

Please check one:

I support the installation of this side patio and believe it will be a positive addition to the downtown area.

I do not support the installation of this side patio.

Signature: 

Name (printed): WILL LOUGHEED

Title/Position: PRESIDENT

Business Name: WOODEN PENNY

Date: NOV 21/25

Neighbour Endorsement Form – Side Patio at 42 Main Street, Huntsville

I, Ryan Farnsworth
(name of business owner / representative),
of Up North Games
(name of business), located at 44/48 Main St E.
(address),

acknowledge that I have been informed of the proposed seasonal side patio at 42 Main Street, Huntsville, beside the planned French bistro and wine bar.

I understand that the patio will be located on town property and is subject to a License of Occupation through the Town of Huntsville.

Please check one:

I support the installation of this side patio and believe it will be a positive addition to the downtown area.

I do not support the installation of this side patio.

Signature: [Handwritten Signature]

Name (printed): Ryan Farnsworth

Title/Position: Manager

Business Name: Up North Games

Date: 11/20/25

Neighbour Endorsement Form – Side Patio at 42 Main Street, Huntsville

I, TASHA
(name of business owner / representative),
of HUDSON HAIR SALON
(name of business), located at 34 MAIN ST E.
(address),

acknowledge that I have been informed of the proposed seasonal side patio at 42 Main Street, Huntsville, beside the planned French bistro and wine bar.

I understand that the patio will be located on town property and is subject to a License of Occupation through the Town of Huntsville.

Please check one:

I support the installation of this side patio and believe it will be a positive addition to the downtown area.

I do not support the installation of this side patio.

Signature: [Handwritten Signature]

Name (printed): Tasha Knight

Title/Position: Owner

Business Name: The Hudson Hair Salon

Date: Nov 19/25

Neighbour Endorsement Form – Side Patio at 42 Main Street, Huntsville

I, Catherine Cole
(name of business owner / representative),
of The Great Vine
(name of business), located at 36 main st East Huntsville
(address),

acknowledge that I have been informed of the proposed seasonal side patio at 42 Main Street, Huntsville, beside the planned French bistro and wine bar.

I understand that the patio will be located on town property and is subject to a License of Occupation through the Town of Huntsville.

Please check one:

I support the installation of this side patio and believe it will be a positive addition to the downtown area.

I do not support the installation of this side patio.

Signature: 

Name (printed): Catherine Cole

Title/Position: owner

Business Name: The Great Vine

Date: Nov 19/25

Neighbour Endorsement Form – Side Patio at 42 Main Street, Huntsville

I, Bnt Powee
(name of business owner / representative),
of Threshold cafe
(name of business), located at 38 main st east
(address),

acknowledge that I have been informed of the proposed seasonal side patio at 42 Main Street, Huntsville, beside the planned French bistro and wine bar.

I understand that the patio will be located on town property and is subject to a License of Occupation through the Town of Huntsville.

Please check one:

I support the installation of this side patio and believe it will be a positive addition to the downtown area.

I do not support the installation of this side patio.

Signature: Bnt Powee

Name (printed): Bnt Powee

Title/Position: owner

Business Name: Threshold

Date: NOV 15 2025

Neighbour Endorsement Form – Side Patio at 42 Main Street, Huntsville

I, TRACY POWELL
(name of business owner / representative),
of ZAHARA'S BOUTIQUE INC.
(name of business), located at 38 MAIN ST. EAST
(address),

acknowledge that I have been informed of the proposed seasonal side patio at 42 Main Street, Huntsville, beside the planned French bistro and wine bar.

I understand that the patio will be located on town property and is subject to a License of Occupation through the Town of Huntsville.

Please check one:

I support the installation of this side patio and believe it will be a positive addition to the downtown area.

I do not support the installation of this side patio.

Signature: Tracy Powell

Name (printed): TRACY POWELL

Title/Position: OWNER.

Business Name: ZAHARA'S BOUTIQUE

Date: Nov. 15/25.

Neighbour Endorsement Form – Side Patio at 42 Main Street, Huntsville

I, Hayley Martin
(name of business owner / representative),
of Muskoka Lakes Vet Clinic
(name of business), located at 228 Main St W
(address),

acknowledge that I have been informed of the proposed seasonal side patio at 42 Main Street, Huntsville, beside the planned French bistro and wine bar.

I understand that the patio will be located on town property and is subject to a License of Occupation through the Town of Huntsville.

Please check one:

I support the installation of this side patio and believe it will be a positive addition to the downtown area.

I do not support the installation of this side patio.

Signature: Hayley Martin

Name (printed): Hayley Martin

Title/Position: owner / veterinarian

Business Name: Muskoka Lakes Vet Clinic

Date: Nov 19/25

Neighbour Endorsement Form – Side Patio at 42 Main Street, Huntsville

I, THE MILL ON MAIN
(name of business owner / representative),
of DAVID GILROY
(name of business), located at 50 MAIN ST EAST
(address),

acknowledge that I have been informed of the proposed seasonal side patio at 42 Main Street, Huntsville, beside the planned French bistro and wine bar.

I understand that the patio will be located on town property and is subject to a License of Occupation through the Town of Huntsville.

Please check one:

I support the installation of this side patio and believe it will be a positive addition to the downtown area.

I do not support the installation of this side patio.

Signature: [Handwritten Signature]

Name (printed): DAVID GILROY

Title/Position: OWNER

Business Name: THE MILL ON MAIN

Date: NOV 19/25

Neighbour Endorsement Form – Side Patio at 42 Main Street, Huntsville

I, MOLLY MORIN
(name of business owner / representative),
of ON THE DOCKS PUB
(name of business), located at 90 MAIN ST EAST
(address),

acknowledge that I have been informed of the proposed seasonal side patio at 42 Main Street, Huntsville, beside the planned French bistro and wine bar.

I understand that the patio will be located on town property and is subject to a License of Occupation through the Town of Huntsville.

Please check one:

I support the installation of this side patio and believe it will be a positive addition to the downtown area.

I do not support the installation of this side patio.

Signature:



Name (printed):

MOLLY MORIN

Title/Position:

MANAGER

Business Name:

ON THE DOCKS PUB

Date:

NOV 19/25